

Senior apartments being built in West Dundee should be available by spring or summer, officials say

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Erin Sauder

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Seniors in search of affordable, independent housing will have another option available to them next year in West Dundee.

Construction is under way on the 61-unit Spring Hill Senior Residences development at 969 W. Main St. The project is slated for completion by late spring or early summer.

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Missouri-based Gardner Capital is building the four-story housing complex, which will contain one- and two-bedroom independent living apartments.

Community Development Director Tim Scott said the Gardner development is an asset for the area.

"That really does assist seniors living perhaps predominantly on a fixed income ... where it's not easy to spend a lot of money on rent or they sold their house because it was too difficult to maintain and they don't want to leave their friends, their church or any of the things they've grown accustomed to having or need access to," he said.

"For every stage of life, it's nice to be able to live your life, potentially for some their entire life, in the community because there is always a housing type that fulfills that stage in life."

Chicago Metropolitan Agency for Planning's Homes for a Changing Region study found that one of the largest projected future demands for West Dundee will be multi-unit developments serving seniors.

The village is not alone in trying to meet the demand for different senior housing needs, including assisted living and memory care facilities, Scott said.

"It's an important evolution in the housing supply," he said. "With an aging population nationally, every community is faced with how to best meet the residential demand and the various housing typologies needed to meet that demand."

The location of the new housing complex, village officials said, is also ideal due to its proximity to amenities such as Spring Hill Mall, several restaurants, and Advocate Medical Group's soon-to-be-constructed immediate care outpatient center going into the shuttered Best Buy building at 979 W. Main St.

In addition to offering primary care for all ages, the 11,500-square-foot facility will also provide X-ray services, Advocate officials said. Medical offices will open in the spring followed by the

immediate care outpatient center in the fall.

Erin Sauder is a freelance reporter for The Courier-News.

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